

**ZONING BOARD OF APPEALS
TOWN OF BLOOMFIELD
REGULAR MEETING
December 1, 2014**

I. CALL TO ORDER

Chairman Jacqueline Isaacson called the regular meeting of the Zoning Board of Appeals to order at 7:45 p.m. at Bloomfield Town Hall. The following members were also present: Stephen Millette, Toby Neuwirth, Fannie Pittman, and Lucille Wactowski. Also present was Mike Kosilla, Zoning Enforcement Officer; and other interested parties.

II. NOTICE OF MEETING

III. PUBLIC HEARING

- A. Request by McDonald's USA LLC for variances for a freestanding sign and impervious coverage at **273 Cottage Grove Road, I-1 Zone.**

Chairperson Isaacson informed the applicant that only four members were present so four affirmative votes are required to approve a variance. The applicant was given the choice of moving forward with the application or to table it until the next meeting. The applicant chose to move forward with the coverage request but to have the freestanding sign tabled.

Owen Speulstra of Bohler Engineering presented the application for McDonald's. This will be a scrape and rebuild where they will remove the existing building and build new in approximately the same location. Mr. Speulstra explained the traffic circulation that it will be 100% handicapped code compliant. They are adding a side by side drive-thru system which is cause of the need for the variance. Because of the side by side system the pavement had to be pushed out a little. On-site infiltration will be added on site to manage site drainage.

Construction will hopefully start in Spring. There was discussion on lease lines versus property lines and the fact that the new building will be slightly larger than the existing. There was discussion from Matthew Allen of Amcap who owns the property that the overall site coverage is in the 47% range. The total site is approximately 80 acres.

There was discussion regarding the sign variance versus the coverage variance and that the sign variance may be a bit more contentious considering the history of the site. There was discussion on how the side by side drive-thru works and how much it improves service by having less stacking and conflicts.

Mr. Speulstra addressed the hardship regarding the impervious coverage by stating that it is the drive-thru improvements that is causing the hardship. Industry wide improvements regarding the side by side drive-thru improves traffic circulation and safety. McDonald's only has a fixed area in which to work with and they made improvements to the site to keep as much green space as possible.

There were final questions and answers regarding the by-pass lane to the right of the vehicle queuing lanes. The width of the lane and pavement striping were discussed.

Francis Esslen of McDonald's Corp. described the changes in the industry and how this plan addresses the present sites deficiencies. In spite of the variance request they are enhancing green space up against the building so that the building is more attractive. Customers today expect a certain level of service that was different when the building was originally constructed.

Chairman Isaacson closed the public hearing.

A motion was made by Ms. Pittman to approve a site coverage variance to allow construction of new McDonald's at 273 Cottage Grove Road, I-1 zone. The hardship being that they have a limited area to work with within the lease area. Ms. Wactowski seconded the motion, and it

unanimously carried. Ms. Pittman made a motion to table the freestanding sign variance. Ms. Wactowski seconded the motion and it unanimously carried.

IV. APPROVAL OF MINUTES OF AUGUST 4, 2014

A motion was made to approve the minutes of the August 4, 2014 meeting, as presented. It unanimously carried. There was a discussion regarding September 2015 meeting date and it was changed to the 9th.

V. ADJOURNMENT

A motion was made by Ms. Pittman to adjourn the meeting at 8:20 p.m. It was seconded by Ms. Wactowski and carried unanimously.

Fannie Pittman, Secretary